

Summary

Bychoice are pleased to offer this well maintained park home located on the popular Marshmoor Park, property benefits from spacious accommodation, parking, garden & field views Call now for more information or to arrange a viewing.

Description

Approximate Room Sizes

LOCATION: Great Bricett is a charming village nestled in the Suffolk countryside, approximately 8 miles southeast of Ipswich and 6 miles northwest of Stowmarket. It offers a serene rural atmosphere with easy access to nearby towns and train stations, including Needham Market Railway Station, around 5 miles away, and Stowmarket Railway Station, about 6 miles away.

THE PROPERTY:

Step through the entrance door into a welcoming hallway, where a designated desk area sets the tone for a productive study space. Doors branch out to all other rooms, leading you into a spacious lounge diner adorned with large windows that flood the room with natural light, complemented by wood-effect flooring for a warm ambiance. A doorway seamlessly connects to the kitchen, boasting both

base and wall-mounted units, alongside ample space and plumbing provisions for essential appliances like a washing machine and fridge freezer. An oven can easily find its place, while a cupboard discreetly houses the boiler. Two inviting bedrooms await, each adorned with fitted wardrobes and windows that overlook the garden, providing a serene view to wake up to. The shower room offers practicality with its equipped shower, WC, and hand basin. Outside, the rear garden invites relaxation, predominantly laid with patio stones and offering breathtaking views of the surrounding fields. Parking is hassle-free with designated spaces for both occupants and visitors in nearby car parks.

ENTRANCE HALL:

LOUNGE/DINER 19' 3" x 16' 2" (5.89m x 4.93m)

KITCHEN: 8' 7" x 14' 0" (2.62m x 4.27m)

BEDROOM ONE: 9' 8" x 9' 0" (2.95m x 2.75m)

BEDROOM TWO: 8' 7" x 6' 11" (2.64m x 2.13m)

SHOWER ROOM:

AGENTS NOTE:: Council & Council Tax Band – Babergh District Council (Band A)

Tenure –

Property Construction –A timber frame is created using wooden studs. This is combined with interior walls made from plasterboard and external cladding

Utilities – Mains Drainage, Water, Electric, Oil Fired Central Heating

Water is charged quarterly by the park. (this is the amount used by the whole site, divided by the number of park homes on the site)

Ground rent:£193.31 per months

Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Unknown

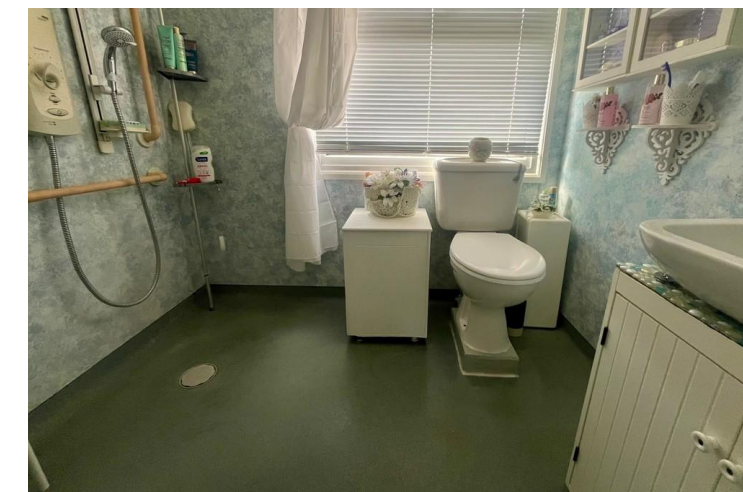
Services – Oil Fired Central Heating, Water, Electricity

Post Code – IP7 7BZ

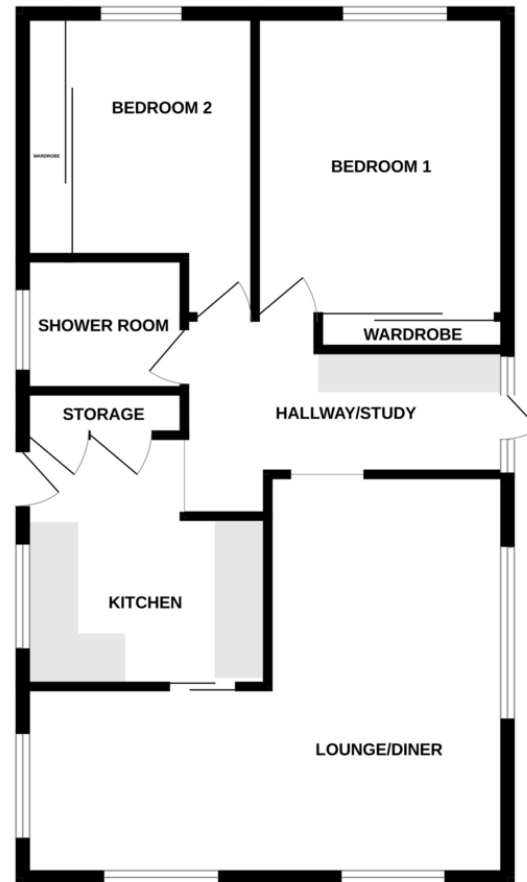
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Marshmore Park | Wallow Lane | IP7 7BZ

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£140,000

- 2 Double Bedrooms
- Study Space
- Lounge/Diner
- Shower Room
- Private Rear Garden
- Allocated Parking
- Field Views